

King County Subareas

The Growth Management Act (GMA) requires that counties designate urban areas to accommodate most of the planned growth, and rural areas to take very little growth. This section of the Annual Growth Report provides a selection of growth indicators for urban and rural subareas of King County.

In some of the tables, the urban areas are broken into cities and unincorporated urban. The job and housing tables on pages 54-57 further divide the urban designated area into three subareas:

North- which includes Seattle;

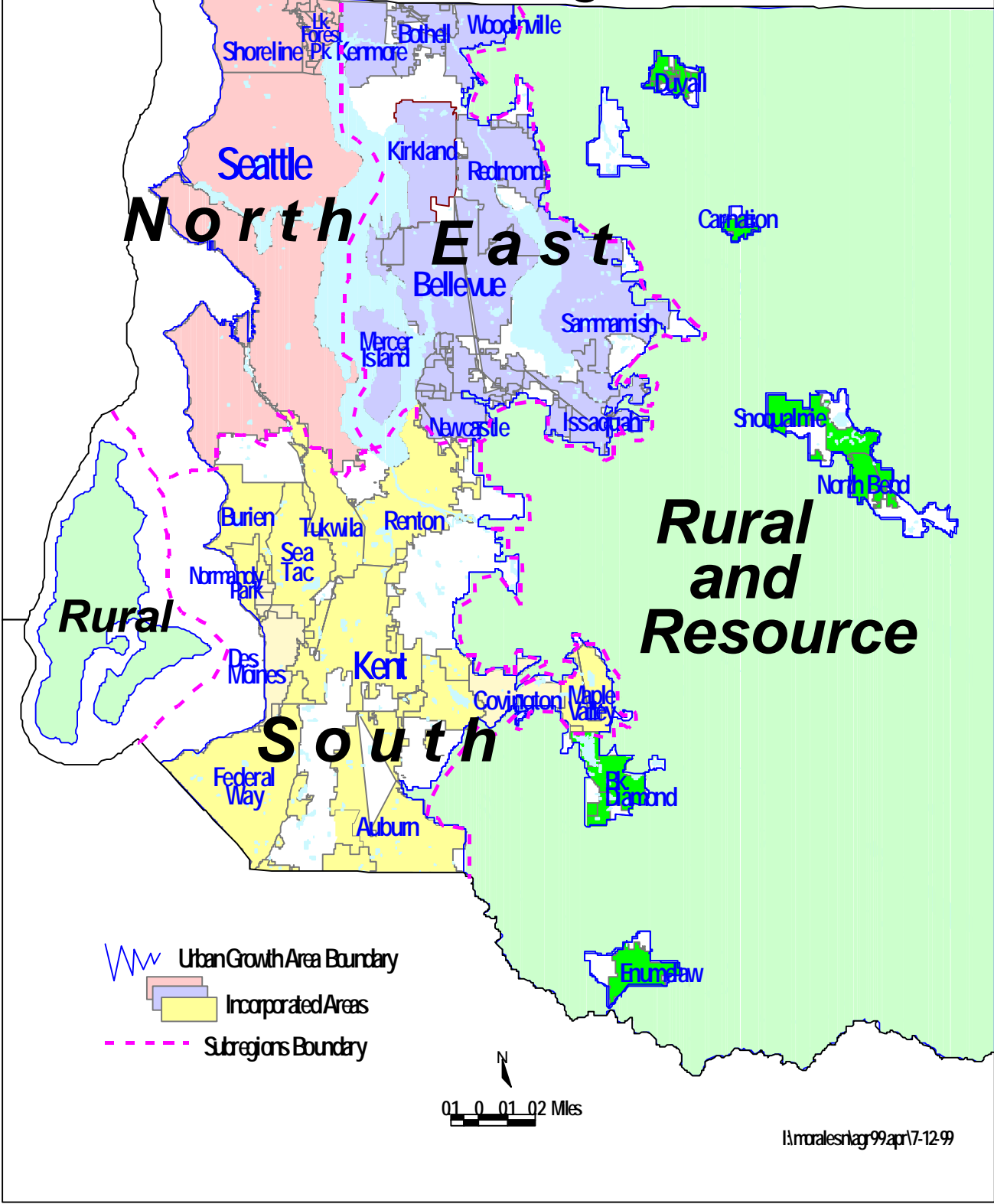
East - which includes the Eastside cities; and

South- which includes the South King County cities.

The North, East, and South subareas also include unincorporated urban areas. By the GMA's definition, rural and resource areas are only unincorporated, although there are seven urban-designated cities within the Rural subarea.

The tables in this section provide information on housing prices, the locations of jobs and households in 1990, and the target or expected growth in jobs and households during the 20-year Growth Management planning period.

Rural and Urban Subregions



King County Land Development Indicators 1994 - 1999

			New Recorded Lots♦		New Residential Units		Existing Housing Units	
			Number	Percent	Number	Percent	Number	Percent
1994	Urban		2,430	88%	7,430	88%	629,000	93%
		Seattle	10	0%	1,530	18%	249,600	37%
		Urban Balance**	2,420	88%	5,900	70%	379,400	56%
	Rural		330	12%	900	11%	42,800	6%
	Resource Lands		0	0%	100	1%	7,500	1%
KING COUNTY TOTAL			2,760	100%	8,430	100%	679,300	100%
1995	Urban		2,347	90%	6,956	89%	630,500	93%
		Seattle	10	0%	1,567	20%	250,500	37%
		Urban Balance**	2,337	90%	5,389	69%	380,000	56%
	Rural		259	10%	802	10%	43,000	6%
	Resource Lands		0	0%	31	0%	7,500	1%
KING COUNTY TOTAL			2,606	100%	7,789	100%	681,000	100%
1996	Urban		1,524	88%	10,550	135%	637,456	94%
		Seattle	0	0%	2,649	23%	250,682	37%
		Urban Balance**	1,524	88%	7,901	69%	386,774	57%
	Rural		210	12%	878	8%	43,802	6%
	Resource Lands		0	0%	37	0%	7,531	1%
KING COUNTY TOTAL			1,734	100%	11,465	100%	688,789	101%
1997*	Urban		3,240	95%	11,250	92%	635,042	91%
		Seattle	0	0%	2,587	21%	253,911	36%
		Urban Balance**	3,240	95%	8,792	72%	381,131	54%
	Rural		162	5%	886	7%	57,049	8%
	Resource Lands		0	0%	33	0.3%	7,600	1%
KING COUNTY TOTAL			3,402	100%	12,169	100%	699,691	100%
1998	Urban		2,172	98.1%	13,386	94%	644,942	91%
		Seattle	51	2%	3,933	28%	256,188	36%
		Urban Balance**	2,121	96%	9,453	66%	388,868	55%
	Rural		41	1.9%	829	6%	57,829	8%
	Resource Lands		0	0%	38	0.3%	7,629	1%
KING COUNTY TOTAL			2,213	100%	14,253	100%	710,400	100%
1999	Urban		3,074	95.5%	13,908	95%	665,814	91%
		Seattle	14	0%	5,287	36%	267,493	37%
		Urban Balance**	3,060	95%	8,621	59%	398,321	54%
	Rural		144	4.5%	705	5%	58,658	8%
	Resource Lands		0	0%	25	0.2%	7,667	1%
KING COUNTY TOTAL			3,218	100%	14,638	100%	732,139	100%

Notes: **Urban balance includes seven rural cities. All incorporated cities are designated urban growth area under the Growth Management Act. Unincorporated urban-designated areas are also included. Data for measuring existing housing units changed in 1997. *Data not comparable to previous years.

♦ Does not include Short Plats

Source: King County Office of Regional Policy and Planning and Department of Development and Environmental Services.

Covered Employment by Subarea King County, March 1997

	Mfg.	W.T.C.U.	Retail	Services	Other	TOTAL
North:						
Seattle	40,880	55,910	60,830	187,340	111,720	456,680
2 Cities + Uninc.	250	380	4,150	5,580	6,760	17,120
North Total:	41,130	56,290	64,980	192,920	118,480	473,800
East Urban:						
13 Cities	27,670	29,010	41,650	94,800	30,580	223,710
Uninc.	930	1,990	2,850	5,800	5,320	16,890
East Total:	28,600	31,000	44,500	100,600	35,900	240,600
South Urban:						
14 Cities	73,830	44,780	47,030	50,700	36,920	253,260
Uninc.	1,570	2,220	3,970	4,800	7,680	20,240
South Total:	75,400	47,000	51,000	55,500	44,600	273,500
Rural Areas:						
7 Cities	500	300	2,620	2,040	2,120	7,580
Uninc. Rural	1,890	1,590	1,400	3,360	6,080	14,320
Rural Total:	2,390	1,890	4,020	5,400	8,200	21,900
CITIES TOTAL:	143,131	130,388	156,030	340,016	187,869	957,434
UNINC. URBAN TOTAL:	2,353	3,650	7,335	10,551	13,935	37,824
UNINC. RURAL TOTAL:	1,890	1,590	1,400	3,360	6,080	14,320
KING COUNTY TOTAL:	147,500	136,200	164,500	354,400	207,200	1,009,700

Covered Employment: Jobs that are covered by State unemployment insurance. Railroad workers, corporate officers, and self-employed proprietors are excluded. Thus, totals do not match other job data in this report.

W.T.C.U.: Wholesale, transportation, communication, and utilities.

Other: Government, education, agriculture-forestry-fishing, and construction.

Services: Includes finance, insurance, real estate as well as services.

Uncoded: Records including 2% of covered jobs have been allocated proportionately to other areas.

North: includes 3 cities, Seattle, Shoreline and Lake Forest Park.

East: includes 15 cities and unincorporated urban areas. **South:** includes 14 cities and unincorporated urban areas.

Rural: includes 7 cities (Carnation, Duvall, North Bend, Snoqualmie, Skykomish, Black Diamond and Enumclaw) and rural areas.

See map and explanation of North/East/South/Rural subareas on page 52.

Source: Washington State Employment Security Department, reported by Puget Sound Regional Council, 1996.

20-Year Household and Job Growth 1992 - 2012

1990 Households by Subarea

	Uninc.	Cities	Total
North	23,900	238,100	262,000
East	45,000	84,700	129,700
South	76,800	101,800	178,600
Rural	38,000	7,600	45,600
TOTAL	183,700	432,200	615,900

1990 Total Jobs by Subarea

	Uninc.	Cities	Total
North	18,500	470,500	489,000
East	25,800	163,700	189,500
South	40,700	234,500	275,200
Rural	12,400	6,600	19,000
TOTAL	97,400	875,300	972,700

20-Year Target Household Growth

	Uninc.	Cities*	Total
North	4,300	54,000	58,300
East	15,600	33,500	49,100
South	18,150	53,000	71,150
Rural	6,950	10,300	17,250
TOTAL	45,000	150,800	195,800

20-Year Target Job Growth

	Uninc.	Cities*	Total
North	4,900	132,900	137,800
East	3,400	77,200	80,600
South	14,200	101,850	116,050
Rural	2,500	10,450	12,950
TOTAL	25,000	322,400	347,400

1990 Population by Subarea

Uninc.	Cities	Total
61,300		581,000
126,000		337,000
208,800		455,000
117,200		134,300
513,300	994,000	1,507,300

1999 Population by Subarea

Uninc.	Cities	Total
1,000		606,000
103,000		387,000
146,000		519,000
138,000		165,000
388,000	1,289,000	1,677,000

*City/Unincorporated distribution refers to 1992 city boundaries.

Notes: Urban-designated areas are **BOLDED**. Target levels of 20-year growth were determined by adoption of the Countywide Planning Policies in July, 1994, and cover the 20 year period from 1992-2012.

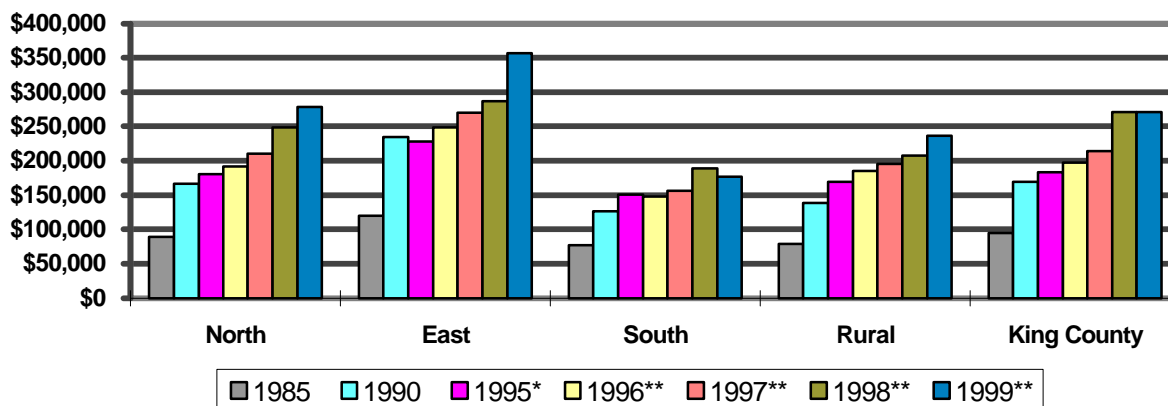
Source: King County Planning and Community Development, 1999, and Countywide Planning Policies.

Average Sale Price for Single Family Homes, 1980-1999

King County by Subarea

Year	North	East	South	Rural	King County
1980	\$78,458	\$98,181	\$70,400	\$66,760	\$81,511
1985	\$89,442	\$120,466	\$77,306	\$78,973	\$94,626
1986	\$94,632	\$123,404	\$79,743	\$82,596	\$98,119
1987	\$100,144	\$135,454	\$84,194	\$88,226	\$104,855
1988	\$107,865	\$150,957	\$89,874	\$91,358	\$115,262
1989	\$128,850	\$183,782	\$110,048	\$103,536	\$138,354
1990	\$166,854	\$234,608	\$125,895	\$138,163	\$169,202
1991	\$171,855	\$227,852	\$131,246	\$138,361	\$173,113
1992	\$172,404	\$227,964	\$135,861	\$145,470	\$175,631
1993	\$174,031	\$232,785	\$140,622	\$156,873	\$179,902
1994	\$181,580	\$243,490	\$141,200	\$163,967	\$185,359
1995*	\$180,700	\$228,200	\$151,300	\$169,400	\$183,700
1996**	\$191,754	\$248,513	\$148,138	\$185,130	\$197,352
1997**	\$210,503	\$269,972	\$155,960	\$195,877	\$213,882
1998**	\$248,560	\$286,533	\$189,001	\$207,360	\$241,734
1999**	\$278,204	\$356,890	\$176,985	\$236,078	\$270,743

Average Home Price by Subarea



Background/Method:

This table displays the trends in average single family home prices from 1980 to 1994 for the four geographic subareas in King County. All figures are in current dollars. The home price figures are weighted averages based on census tract averages. Single-family market sales includes Condominiums and exclude foreclosures, sales of partial interest, transfers between related parties, sales to relocation services, etc. The 1992 Countywide Planning Policies established monitoring of housing affordability for both urban and rural areas.

NOTE: *Source of data for the second half of 1995 are from a different source (Experian), using different methods and geography than the preceding data. The average single family home price for this source may not be directly compared with the trend of preceding years.

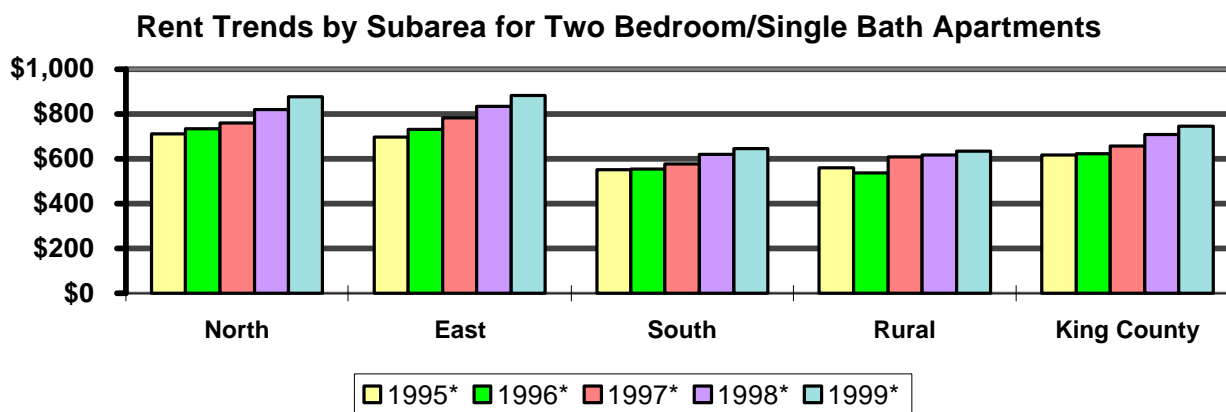
**Source of data for 1996 and 1997 are from the Puget Sound Multiple Listing Service.

Source: King County Housing Affordability Monitoring Report.

Average home sale price data: Seattle-Everett Real Estate Research Report (SERERR)

Rents for Two Bedroom/Single Bath Apartments, 1980-1999 King County by Subarea

Year	North	East	South	Rural	King County
1980	\$314	\$334	\$295	n/a	\$312
1985	\$404	\$432	\$355	n/a	\$395
1986	\$414	\$456	\$374	n/a	\$411
1987	\$458	\$493	\$395	n/a	\$446
1988	\$508	\$515	\$416	\$393	\$482
1989	\$538	\$542	\$448	n/a	\$516
1990	\$575	\$586	\$484	\$503	\$537
1991	\$623	\$621	\$507	\$532	\$582
1992	\$655	\$630	\$519	\$566	\$610
1993	\$677	\$656	\$532	\$578	\$631
1994	\$704	\$669	\$533	\$577	\$642
1995*	\$712	\$696	\$550	\$558	\$617
1996*	\$734	\$730	\$554	\$537	\$622
1997*	\$761	\$782	\$576	\$607	\$655
1998*	\$818	\$833	\$619	\$615	\$708
1999*	\$876	\$882	\$645	\$634	\$744



Background/Method:

Average rent per subarea is a weighted average based on a twice yearly survey of apartment properties with more than 20 units. The survey is conducted by Dupre & Scott Apartment Advisors, Inc. and is reported by subarea. This table presents a modified format of subareas by north, south, east, and rural. Average rent figures report only occupied units and exclude new construction (units still leasing). All figures presented are in current dollars.

The 1992 Countywide Planning Policies established monitoring of housing trends in King County. The Affordable Housing and the Data Technical Forums recommend monitoring rent trends to meet annual targets for each jurisdiction and rural areas.

* The 1995 thru 1999 King County Total is the average of all of King County, unlike the previous years, which were the aggregate total of all the subareas.

Source: King County Housing Affordability Monitoring Report (1988 - 1996).

Average Rent: Seattle Everett Real Estate Research Report (SERERR).

